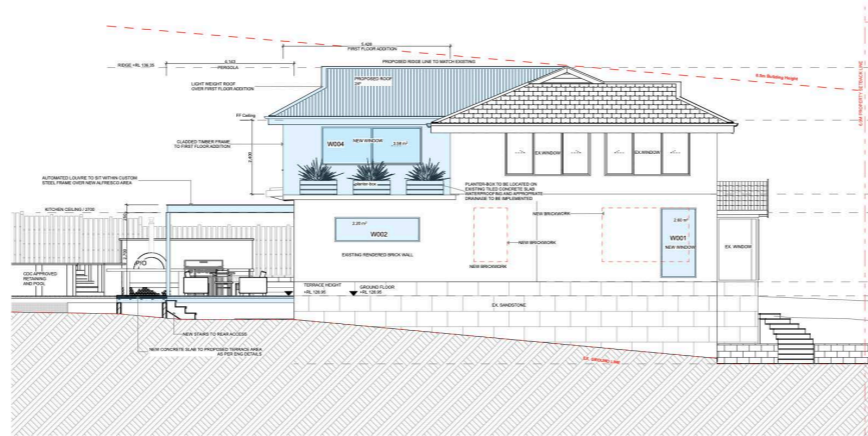


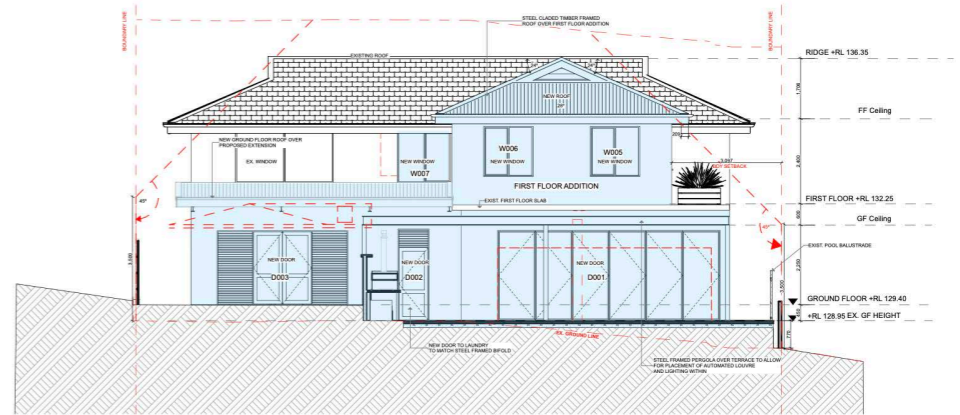
DA1

SITE PLAN

1:200

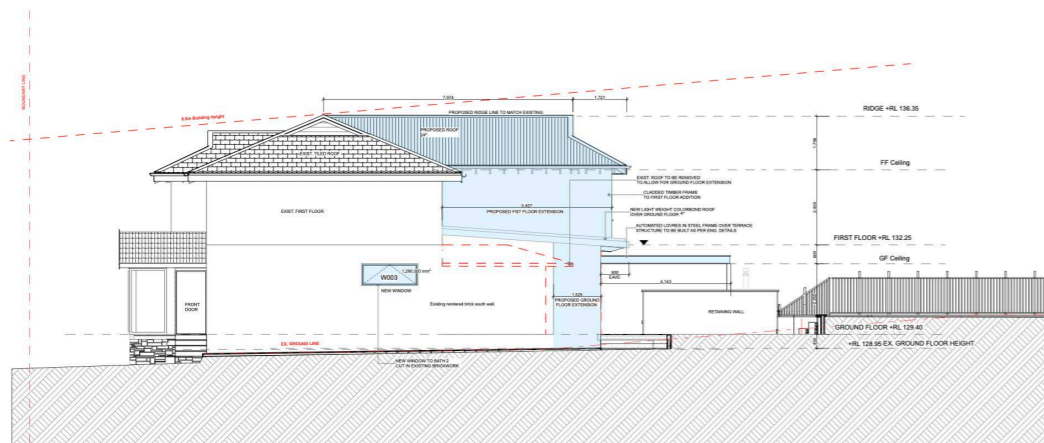


A301 - NORTH ELEVATION



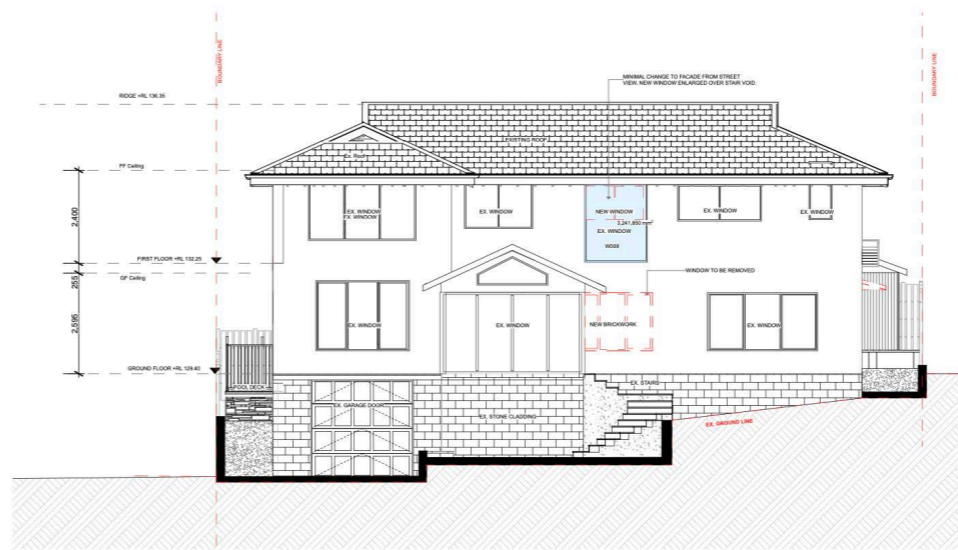
A302 - EAST ELEVATION

1:100



A303 - SOUTH ELEVATION

1:100



A304 - WEST ELEVATION

1:100

- NEW FLOOR ABOVE
- NEW BUILDING WORKS
- EXISTING
- NEW INTERNAL TIMBER FRAMING
- NEW INTERIOR BRICK WALL
- NEW EXTERIOR BRICK VENEER WALLS
- DEMOLISHED ELEMENTS

Basix
Basix Certificate Number A375769
All plans to be read in conjunction with Basix Certificate

The applicant must conduct the new or altered construction (floor(s), walls and ceilings/roofs) in accordance with the specifications listed in the table below, except that
a) Additional insulation is not required where the area of new construction is less than 2m²
b) Insulation specified is not required for parts of altered construction where insulation already exists

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.
Relevant overshadowing specifications must be satisfied for each window and glazed door.

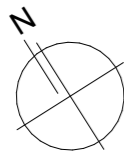
For projections described in millimetres, the leading edge of each eave, pergola verandah, balcony or awning must not be more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and the base of the window and glazed door.

Construction
suspended timber floor & suspended concrete floor,
Brick veneer ground floor, mixed brick veneer first floor and clad timber frame, metal sheet roof
Insulation as per basix requirements.
Refer to Engineers drawings for structural details
all work to Engineers specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1288-2047
Waterproofing to BCA and AS 3740
New lighting to have minimum of 40% compact fluorescent lamps

NOTES
20 BILKURRA AVENUE, BILGOLA PLATEAU
is Zoned R2.
All plans to be read in conjunction with Basix Certificate. New works to house to be constructed shown in shaded/Blue. 20 Bilkurra Avenue, Bilgola Plateau is not considered a heritage item.

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| REV. | DATE. | DESCRIPTION |
|------|----------|-------------|
| B | 03/07/21 | DA ISSUE |
| A | 13/03/21 | SD |

| LEGEND | |
|----------|----------------------------|
| B | BENCH SEAT |
| BBQ | BUILT IN BBQ |
| BLK-RW | BLOCK RETAINING WALL |
| BLK-W(R) | BLOCK WL RENDERED |
| BO | BEAM OVER |
| CF | CONCRETE FLOOR |
| CL | CLOTHES LINE |
| CONC | CONCRETE |
| CPT | CARPET |
| CT | COOKTOP |
| CTN | CURTAIN CEILING TRACK |
| DP | DOWNPIPE |
| FNC | FENCE |
| FP | FIREPLACE |
| HW | HARDWOOD |
| KD | KILD DRIED |
| LS | LANDSCAPEING |
| MB | METER BOX |
| P | PANTRY |
| PC | POLISHED CONCRETE |
| PF G | POOL FENCE GLASS |
| PROJ | PROJECTOR SCREEN |
| R | ROBE |
| REF | FRIDGE |
| S | SINK |
| SCR | SCREEN |
| SD | SLIDING DOOR |
| SH | SHELVING |
| SHS | SO HOLLOW SECTION |
| TC | TIMBER CLAD |
| SL | SKYLIGHT |
| STEP | EX. STEP |
| TD | TIMBER DECKING |
| TF-E | TIMBER FLOORING ENGINEERED |
| TL | TILE FLOORING |
| TP | TIMBER POST |
| WM | WASHING MACHINE |

NOTIFICATION PLAN

| | | | | |
|---------|-------------------------------------|------------|------------|----------|
| CLIENT | MOSS | | | |
| PROJECT | 20 BILKURRA AVENUE, BILGOLA PLATEAU | | | |
| DRAWING | DEVELOPMENT APPLICATION | | | |
| DATE | 03 JULY 2021 | SCALE @ A2 | AS NOTED | DRAWN BY |
| | | | | CL |
| | | | CHECKED BY | |
| | | | CL | |
| | | | REV | B |

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